



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
February 14, 2024**

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from January 10, 2024
- 2.B. Consideration to Approve the Planning Commission Meeting Minutes from January 24, 2024

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

- 5.A. **10206 Twisted Branch Road – Subdivision** – The Applicant Proposes to Create One (1) Lot with Access Off of Gated Twisted Branch Road in the Recreation and Open Space Zoning District and in the Sensitive Land Overlay. PL-23-05973 (2 mins.)
(A) Public Hearing; (B) Continue to March 13, 2024
- 5.B. **10206 Twisted Branch Road – Conditional Use Permit** – The Applicant Proposes to Construct a Private Restaurant Use with Ski-in/Ski-out Access in the Recreation and Open Space Zoning District and the Sensitive Land Overlay. PL-23-05823 (2 mins.)
(A) Public Hearing; (B) Continue to March 13, 2024

6. REGULAR AGENDA

- 6.A. **220 King Road – Plat Amendment** – The Applicant Proposes Amending Plat Notes of the Lot 2 Phase 1 Treasure Hill Subdivision Plat Regarding Building Footprint to Demolish Two Existing Dwellings and to Construct a New Single-Family Dwelling and Accessory Buildings within the Sweeney Master Planned Development, Historic Residential - 1 Zoning District, and Partially within the Sensitive Land Overlay. PL-22-05318 (90 mins.)
(A) Public Hearing; (B) Action
- 6.B. **220 King Road – Conditional Use Permit** – The Applicant Proposes Demolishing Two Existing Dwellings to Construct a New Single-Family Dwelling and Accessory Buildings within the Sweeney Master Planned Development, Historic Residential - 1 Zoning District, and Partially within the Sensitive Land Overlay. PL-22-05319

(A) Public Hearing; (B) Action

- 6.C. **220 King Road – Steep Slope Conditional Use Permit** – The Applicant Proposes Demolishing Two Existing Dwellings to Construct a New Single-Family Dwelling and Accessory Buildings within the Sweeney Master Planned Development, Historic Residential - 1 Zoning District, and Partially within the Sensitive Land Overlay. PL-23-05571

(A) Public Hearing; (B) Action

- 6.D. **7932 Red Tail Court – Conditional Use Permit** – The Applicant Proposes to Construct a Private Recreation Facility (Swimming Pool) in the Residential Development (RD) Zoning District and Sensitive Land Overlay. PL-23-05961 (15 mins.)

(A) Public Hearing; (B) Action

- 6.E. **243 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a New Single-Family Dwelling in the Historic Residential -1 Zoning District. PL-23-05842 (20 mins.)

(A) Public Hearing; (B) Action

7. WORK SESSION

- 7.A. **2000 Meadows Drive (Park Meadows Golf Course) – Conditional Use Permit and Modification to the Master Planned Development** – The Applicant Proposes to Construct a 6,386-Square-Foot Maintenance Building, a 2,018-Square-Foot Lean-to Shed, and a 10,744-Square-Foot Paved Parking Area for 20 Off-Street Parking Spaces within the Park Meadows Master Planned Development and Recreation and Open Space Zoning District. PL-23-05986, PL-23-05893 (45 mins.)

8. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.